



Sustainability at Asia Green Real Estate

Sustainability strategy



Asia Green Real Estate's milestones towards sustainability

Commitment to sustainable real estate since company establishment



Sustainability is in the company's DNA since its establishment in 2009.

Development of EcoTool, a proprietary sustainability assessment tool, which analyzes three sustainability dimensions: resources, health and comfort.

In 2016, the company launched a strategic partnership with the IFC World Bank on its EDGE certification program.

In 2017, the first property achieved EDGE certification.

In 2020, Asia Green Real Estate Fund was recognized by GRESB as Regional Sector Leader.

The Asia Green Real Estate Fund was awarded the Green Star label, showing consistency across all assessment aspects.

The company has committed to follow the United Nations Sustainable Development Goals.

WFC has been awarded with LEED certification.

Asia Green Real Estate Fund has been accredited according to SFDR Article 9

Asia Green Real Estate has successfully accredited the first building in Indonesia with EDGE Zero Carbon certification.

Asia Green Real Estate scored 95 points in GRESB for the performance of its standing assets.

The Asia Green Real Estate Fund was recognized as Global Sector Leader and received the maximum GRESB 5-star rating.

Asia Green Real Estate has successfully accredited the first building in Indonesia with EDGE Zero Carbon certification.

Officially the 1st GRESB Partner in Indonesia

Asia Green Real Estate pathway to net zero.

Further accreditation of our investments with EDGE Zero Carbon certification and sustainability labels.

Climate resilience assessment of Asia Green Real Estate Fund properties with the Building Resilience Index developed by the IFC World Bank.

Building decarbonization to optimize energy efficiency through retrofit to green projects.

Sustainability approach at Asia Green Real Estate

Adding sustainability value to our stakeholders in the real estate value chain

The business model of Asia Green Real Estate focuses on creating value through leading sustainable real estate investments. At its core lies our profound commitment to sustainability – the sustainable mindset, echoing the increasing awareness of stakeholders regarding climate change and the importance of ESG factors in the global real estate sector.

Through Asia Green Real Estate funds and in cooperation with local partners, we invest in properties which stand as benchmarks for green building within the industry. In line with our values, we create sustainable living and working environments which enhance tenant well-being while simultaneously mitigate climate risk across the entire building life cycle.

Key ESG objectives



Environmental

Deliver future-proof and resource-efficient sustainable real estate



Social

Foster a sustainable living and working environment to enhance the well-being of our stakeholders



Governance

Uphold strong governance through leadership, regulatory compliance, and green accreditation excellence



Sustainability approach at Asia Green Real Estate

Five-steps sustainability strategy

Strategy	1	2	3	4	5
	Selection of local partners Aligned sustainability mindset	EcoTool sustainability assessment Focus on resources, health, and comfort	Definition of sustainability measures Specify sustainability measures on project level	Implementation of sustainability measures Ensure, monitor, and audit the implementation of sustainability measures and achieve certification	Operations and monitoring Monitor and improve sustainability performance
Resources	<ul style="list-style-type: none"> ▪ Excellent local network 	<ul style="list-style-type: none"> ▪ Asia Green Real Estate's sustainability team ▪ Project partners 	<ul style="list-style-type: none"> ▪ Asia Green Real Estate's sustainability team ▪ Project partners 	<ul style="list-style-type: none"> ▪ Asia Green Real Estate's sustainability team ▪ Project partners ▪ External auditors ▪ Construction project team 	<ul style="list-style-type: none"> ▪ Asia Green Real Estate's sustainability team ▪ Project partners ▪ Property management ▪ External auditors
Tools	<ul style="list-style-type: none"> ▪ Due diligence process 	<ul style="list-style-type: none"> ▪ EcoTool 	<ul style="list-style-type: none"> ▪ Contractual agreement ▪ EcoTool ▪ EDGE certification pre-assessment 	<ul style="list-style-type: none"> ▪ EDGE certification ▪ Regional and international certification ▪ GRESB 	<ul style="list-style-type: none"> ▪ Periodical audits ▪ GRESB and SFDR
Outcome	<ul style="list-style-type: none"> ▪ Sustainable real estate investment opportunities 	<ul style="list-style-type: none"> ▪ Alignment on sustainability standards for the project 	<ul style="list-style-type: none"> ▪ Identification of potential resources savings ▪ Identification of health and comfort improvements ▪ Compliance with local green building regulations 	<ul style="list-style-type: none"> ▪ Costs within budget ▪ Certification ▪ Implementation of highest sustainability standards and green building measures 	<ul style="list-style-type: none"> ▪ Tangible and measurable resources savings ▪ Continuous improvement in the field of health and comfort during operations ▪ Sustainable real estate portfolio



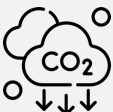




The Asia Green Real Estate's sustainability team adheres to a clearly defined framework to execute the five-steps sustainability strategy. The strategy chart below shows how sustainability is being implemented at each stage of the building's lifecycle.

Through this structured approach, we not only ensure that our investments align with our sustainability goals but also foster a culture of environmental responsibility within our real estate portfolio.

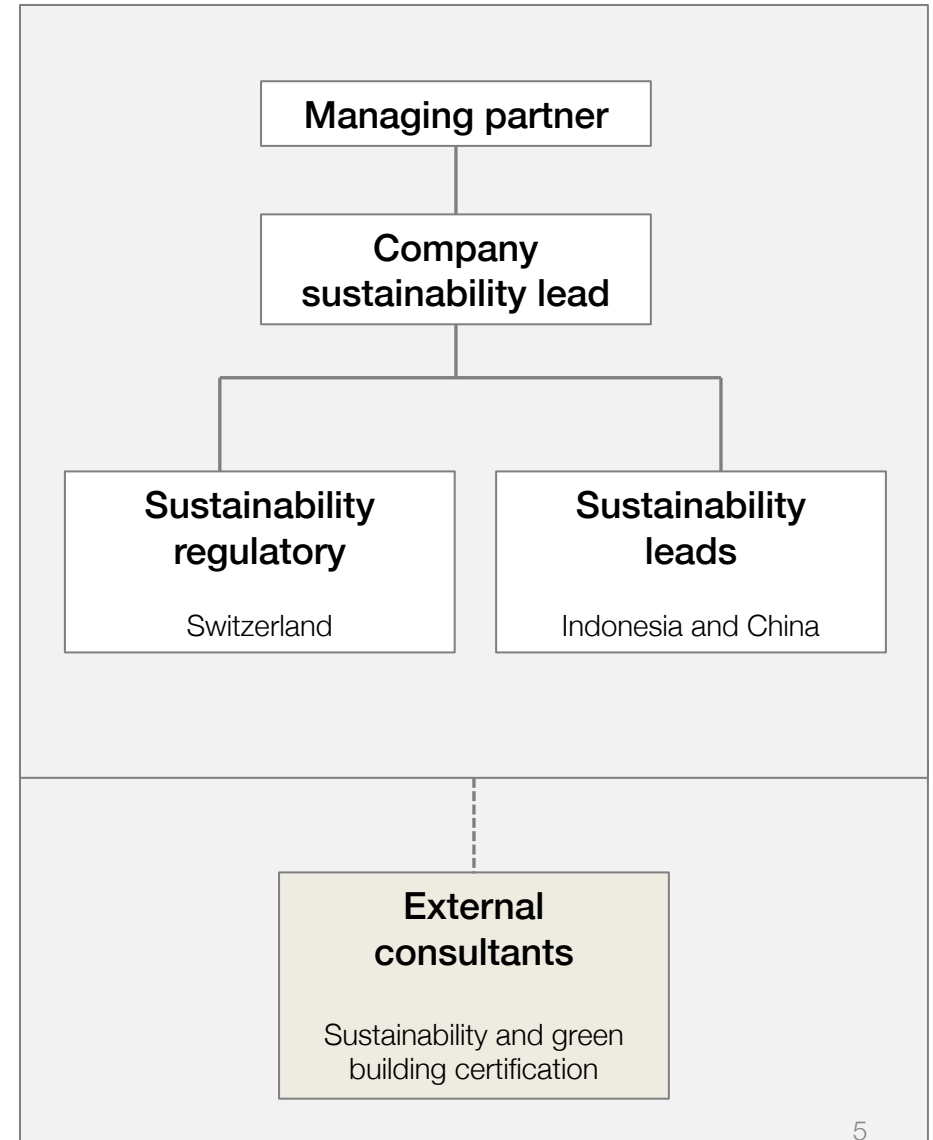
Sustainability approach at Asia Green Real Estate

Key actions in our sustainability strategy and sustainability team

Key actions

	Monitor	Sustainability performance data collection and monitoring for energy, GHG, water and waste
	Responsible operations	<ul style="list-style-type: none"> • Building operations • Tenant consumption behavior
	Decarbonization	<ul style="list-style-type: none"> • Retrofit to green • Alternative energy
	Green standards	<ul style="list-style-type: none"> • EcoTool • EDGE Advance, Zero Carbon, Building Resilience Index and other relevant green building certification
	Net zero	<ul style="list-style-type: none"> • Carbon neutrality • Zero Carbon certification
	Disclosure and compliance	<ul style="list-style-type: none"> • SFDR • GRESB • Sustainability Report
	New investments	<ul style="list-style-type: none"> • Due diligence to meet minimum green standard and sustainability performance

Asia Green Real Estate sustainability team



Sustainability approach at Asia Green Real Estate

EcoTool: the proprietary sustainable assessment tool

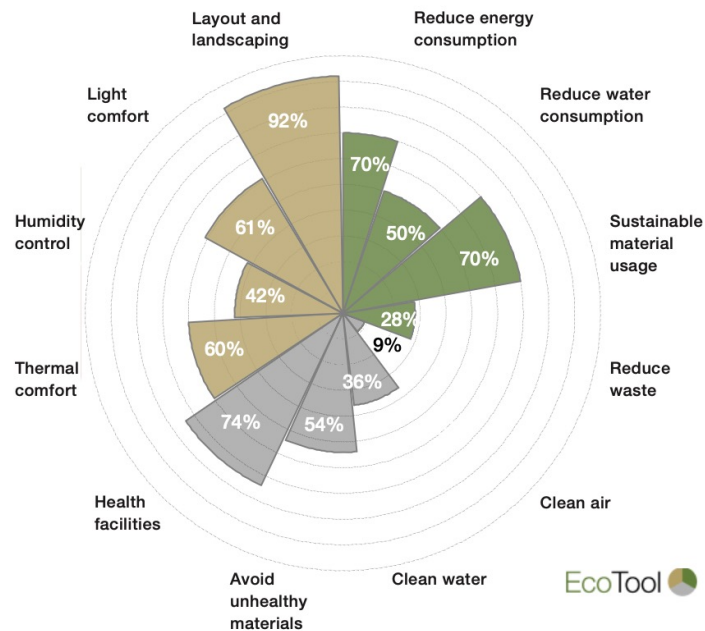
Resources	Health	Comfort
Reduce energy consumption	Clean air	Thermal comfort
Reduce water consumption	Clean water	Humidity control
Sustainable material usage	Avoid unhealthy materials	Light comfort
Reduce waste	Health facilities	Layout and landscaping

Using EcoTool's key performance indicators of resources, health, and comfort we are able to identify valuable enhancement opportunities in existing buildings as well as those during the early stages of project development. These enhancements include better indoor air quality, efficient management of light and humidity, healthy and sustainable materials, and reduced energy and water consumption.

By turning this analysis into tangible building improvements, Asia Green Real Estate provides owners and tenants with a solution for a healthier living and working environment alongside energy savings and reduction of utility costs. We will continuously develop and implement initiatives to ensure the health, safety, and well-being of all stakeholders.

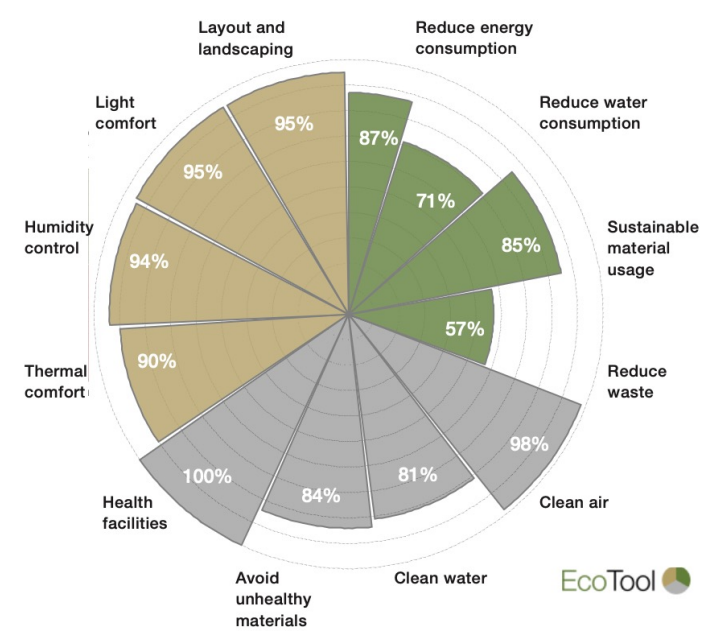
Before sustainable measures implementation (base case)

Overall EcoTool result: 55% (100% = best case)



After sustainable measures implementation (improved case)

Overall EcoTool result: 83% (100% = best case)



Sustainability approach at Asia Green Real Estate

Commitment to UN Sustainable Development Goals

Asia Green Real Estate actively supports partnerships and collaborative efforts intended to advance the sustainability agenda. The company launched its strategic partnership with the IFC World Bank in 2017 and is continuously monitoring initiatives, which promote sustainable economic development. The United Nations defined Sustainable Development Goals as a blueprint “to achieve a better and more sustainable future for all”. The Asia Green Real Estate’s alignment with the UN SDGs is a crucial step to foster a global transition towards a sustainable economic development.

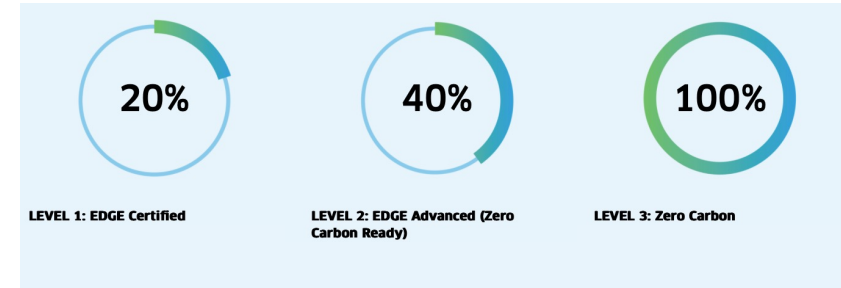
Asia Green Real Estate’s planned and implemented measures to contribute to the selected UN SDGs:

Selected SDGs	Materiality issue	Selected SDGs	Materiality issue
	<ul style="list-style-type: none"> Health and well-being 		<ul style="list-style-type: none"> Diversity, equity, and inclusion Human rights
	<ul style="list-style-type: none"> Employee engagement 		<ul style="list-style-type: none"> Innovative solutions in retrofit-to-green Green building standards
	<ul style="list-style-type: none"> Water management 		<ul style="list-style-type: none"> Waste management
	<ul style="list-style-type: none"> Energy and GHG emissions 		<ul style="list-style-type: none"> Risk assessment and management Pathway to net zero Climate resilience
	<ul style="list-style-type: none"> Leadership and policies 		<ul style="list-style-type: none"> Compliance with sustainability regulations Stakeholder engagement

Cooperation with IFC - a member of the World Bank Group

EDGE Champion and EDGE Preferred Service Provider

EDGE (Excellence in Design for Greater Efficiencies) is a green building certification initiative launched by IFC, a member of the World Bank Group. EDGE quantifies buildings that perform at least 20% better compared to local building reference in terms of energy, water, and embodied energy in materials savings. Asia Green Real Estate has launched a strategic partnership with the IFC World Bank, became EDGE Champion in Asia and has pledged to certifying its portfolio with EDGE Zero Carbon. In 2025, Asia Green Real Estate became EDGE Preferred Service Provider, which recognizes our expertise and leadership in advancing green building solutions and sustainability with EDGE.



EDGE Zero Carbon and Preferred Service Provider certifications

This certifies that

Ecoloft Jababeka Golf Residences Cikarang

has been awarded a

ZERO CARBON CERTIFICATE

The project has achieved the EDGE Advanced standard with energy savings on site of 40% or more relative to the local baseline. The remaining energy consumption is provided by renewable energy or carbon credits have been purchased to offset emissions from non-renewable energy consumption.

<p>DEVELOPED BY Asia Green Real Estate</p> <p>ENERGY SAVINGS OVER BASELINE (FROM EDGE CERTIFICATE) 82%</p> <p>ELECTRICITY CONSUMED ON SITE 110,434 kWh/year</p> <p>SUPPLIED BY</p> <p>ON-SITE RENEWABLE GENERATION 671 kWh/year (1%)</p> <p>OFF-SITE RENEWABLE GENERATION 0 kWh/year (0%)</p> <p>NON-RENEWABLE ELECTRICITY 109,763 kWh/year (99%)</p> <p>TOTAL ENERGY USAGE 45 kWh/m²/year</p> <p>PERIOD VERIFIED April 2022 - March 2023</p>	<p>CERTIFIED BY Green Building Council Indonesia</p> <p>SITE EMISSIONS 95 tCO₂/year</p> <p>OFFSETS FOR SITE EMISSIONS RENEWABLE GENERATION EXPORTED 1%</p> <p>OFFSETS PURCHASED 99%</p> <p>CATEGORY Zero Carbon</p> <p>REVIEWED BY Muhammad Risky Waskito Aribowo</p> <p>CERTIFICATION NUMBER LP2-IDN-1010000041-19-21</p> <p>DATE OF EXPIRY December 22, 2024</p>
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DATE OF ISSUE
December 23, 2022

IFC EDGE Global recognizes

Asia Green Real Estate

as an

PREFERRED SERVICE PROVIDER

By demonstrating its organization has successfully completion of multiple final certifications and employ a minimum number of technical staff while also promoting green buildings in the market.

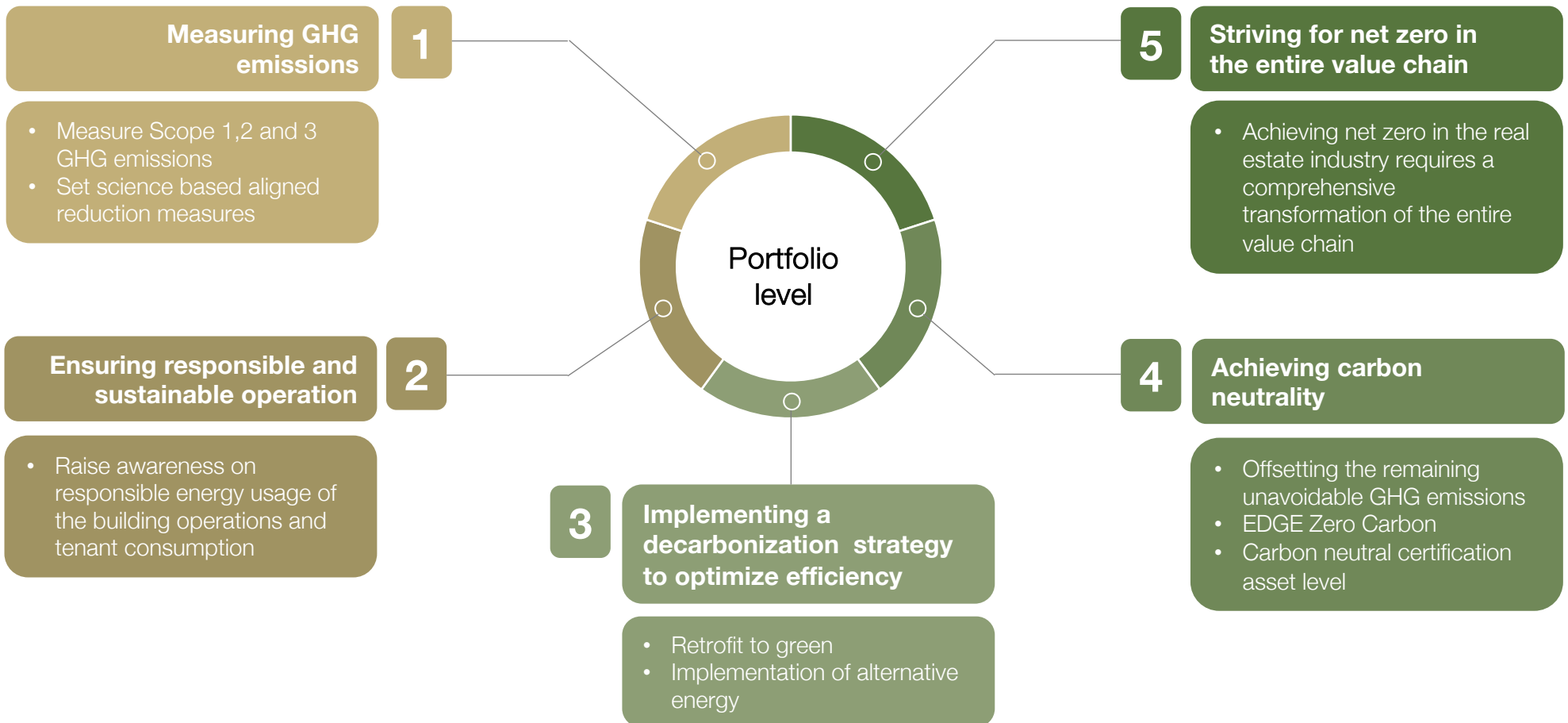
VALID FROM MAY 2025 THROUGH MAY 2026

April 30, 2025
Date

Sustainability in our DNA

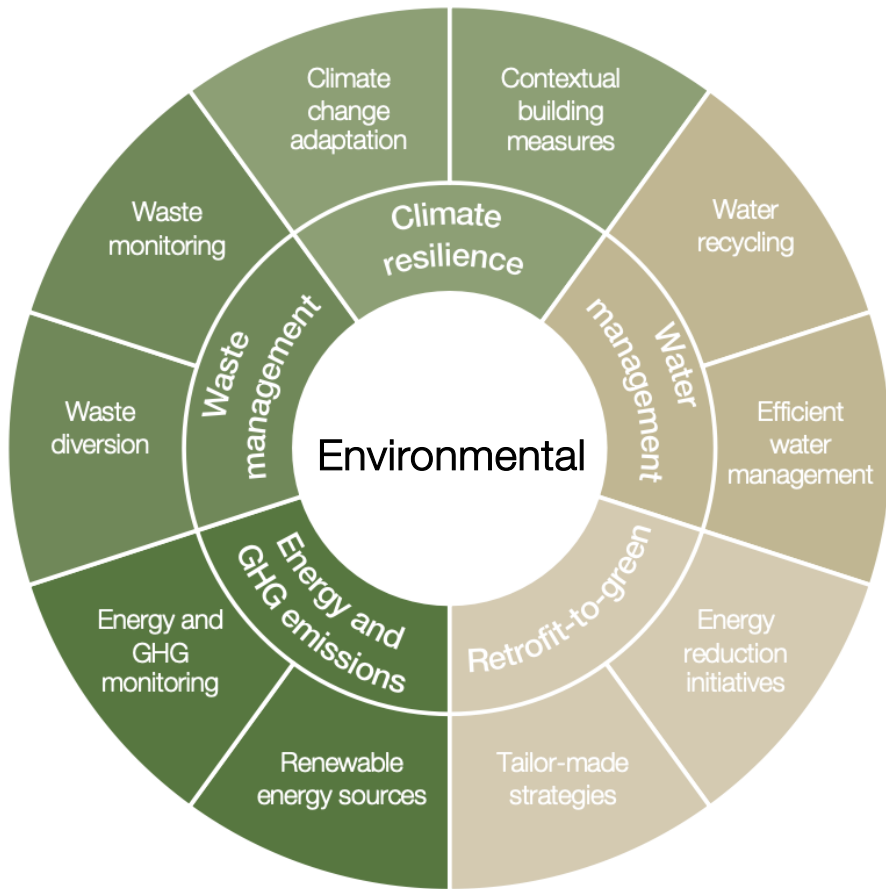
Asia Green Real Estate's pathway to net zero

Asia Green Real Estate aims to achieving the net zero goal in alignment with the Paris Agreement. This agreement aims to limit global warming to well below 2°C above pre-industrial levels, with efforts to further restrict the temperature increase to 1.5°C. To guide our sustainability efforts, our green building team has developed a five-step pathway to net zero.



Sustainability in our DNA

Environmental



Our key environmental objective is to deliver future-proof and resource-efficient sustainable real estate. Asia Green Real Estate have identified five paramount environmental aspects that underscore our sustainability initiatives. These aspects include climate resilience, water management, retrofit-to-green, energy and GHG emissions, and waste management.

We continuously monitor the implementation of those environmental aspects focusing on metrics such as water, energy, and GHG emissions intensity compared to our peer group. This evaluation occurs annually, ensuring a rigorous assessment of our progress and areas for enhancement.

Sustainability in our DNA

Social



Our key social objective is to foster a sustainable living and working environment that enhances the well-being of our stakeholders. Asia Green Real Estate have singled out five critical social aspects that form the foundation of our sustainability endeavors. These aspects encompass health and well-being, stakeholder engagement, human rights, diversity, equity, and inclusion, and employee engagement. We continuously assess and monitor the integration and execution of these social aspects throughout our operations.

This ensures that our sustainability efforts are not only aligned with our organizational values, but also effectively contribute to positive social impact. Through this monitoring, we strive to uphold our commitment to fostering a sustainable and socially responsible business environment.

Sustainability in our DNA

Governance



Our key governance objective is to uphold strong corporate oversight through leadership, regulatory compliance, and green accreditation excellence. Asia Green Real Estate have identified five pivotal governance dimensions that underpin our sustainability initiatives. These dimensions include compliance with sustainability regulations, green building standards, pathway to net zero, leadership and policies, and risk assessment and management.

We consistently evaluate the integration and implementation of these governance dimensions across our operations, ensuring that all business affairs are conducted in alignment with the highest standards of ethical conduct. Asia Green Real Estate operates under the Swiss Financial Market Supervisory Authority and investments are done through a fully regulated Luxembourg SIF-SICAV investment structure.

Asia Green Real Estate's green certified projects

Selected investments

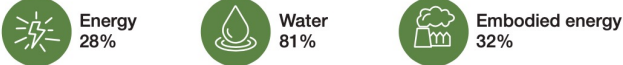
South Quarter, office

Jakarta



Certification standards: EDGE, EcoTool, Greenship Gold

IFC World Bank EDGE certified savings:



Ecoloft, residential

Jakarta



Certification standards: EDGE Zero Carbon, EcoTool

IFC World Bank EDGE certified savings:



Samara Apartments, residential

Jakarta



Certification standards: EDGE, EcoTool

IFC World Bank EDGE certified savings:



ABI Plaza, office

Singapore



Certification standards: EDGE, Green Mark SLE, EcoTool ⁽¹⁾

Planned measures for green building certification



Retrofit-to-green project: forecasted to generate an energy reduction of up to 30%

Newton, residential

Jakarta



Certification standards: EDGE, EcoTool

IFC World Bank EDGE certified savings:



Retrofit-to-green project: an automated HVAC sensor that generates actual energy reduction of up to 30%

Verde Two, residential

Jakarta



Certification standards: EDGE Zero Carbon, EcoTool

IFC World Bank EDGE certified savings:



High indoor air quality AC system with PM2.5 double filtration technology and monitoring system

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